



HILLARY GITELMAN
Director

HOUSING POLICY
DEVELOPMENT, HCD
JUL 03 2007

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

June 28, 2007

Ms. Cathy Creswell, Deputy Director
California Department of Housing
and Community Development
1800 Third St.
P.O. Box 95250
Sacramento, CA 94252-2050

Re: Annual report per Government Code 65400

Dear Ms. Creswell,

Attached, please find the status report provided for 2006 and using the form provided by HCD. We understand that the reporting format and required information is being updated and we will utilize the new form, if available, in April 2008.

As you will see, the past year has been busy for Napa County Planning as the County continues to assist property owners with development options on the 14 sites designated for affordable housing in the housing element, while also ensuring new sites are available for future housing needs through the comprehensive update of our General Plan. New policies will direct growth in the unincorporated area to parcels near urban centers while continuing to support the countywide goal of focusing the majority of new construction into the incorporated cities.

The Napa County Conservation, Development and Planning Department will continue to report annually on the progress of both the General Plan Update and on the implementation efforts for the programs outlined in the Housing Element.

Sincerely,

Hillary Gitelman, Director
Napa County Conservation, Development and Planning

Cc: California Office of Planning and Research
Napa County Board of Supervisors

ATTACHMENT D

WFH Annual Progress Report on Implementation of the Housing Element General Plan Report requirement pursuant to Section 65400 of the Government Code

Jurisdiction: Napa County Conservation, Development & Planning Department

Address: 1195 Third Street, Suite 210 Napa, CA 94559

Contact: Hillary Gitelman Title: Planning Director

Phone: 707-253-4417

Report Period: 01/01/2006 To: 12/31/2006

A. Progress in meeting Regional Housing Need

1. Total number of new housing permits issued: In 2006, the county issued building permits for 66 new dwelling units and nine permits for second units. Napa County continues to financially support affordable housing projects within the incorporated cities, including a contribution of 1.2 million dollars funded in 2006 for a 145 unit project in American Canyon that has recently started the rent up process for the first phase of development which includes 14 units for farmworker families and 15 units for extremely low income households. In 2006, the County contributed 1.3 million dollars for the acquisition of a 2+ acre parcel on the east side of Napa (Coombsville Road) that will include approximately 30 units of housing for low and very low income residents. In addition to the financial commitments to pending projects, the County has committed one million dollars for purchase of a parcel that will be able to accommodate up to 100 units of housing. Currently, the subject parcel is affected by the ongoing flood control project, but forward thinking has allowed the County to land bank available parcels to ensure ongoing efforts to meet their housing needs well into the future.
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing unit. County assistance for the American Canyon project has helped finance construction of phase one in a 145 housing units that includes:
Low income households (earning 51 to 80% median income) – 86 units
Very low income households (31 to 50% median income) – 28 units
Extremely low income households (30% or below) – 29 units (including 14 for farmworker families)
Phase 2 of the American Canyon project will include a for-sale component for first time homebuyers.
The Coombsville property will contain 30 units of which 15 will be reserved for low and 15 reserved for very low income residents.

Of the nine permits issued for new second dwelling units, it can be assumed that at least half of those units will be rented at a level affordable to residents at a low to moderate income level.

3. Compare units added to regional housing need allocation by income category (very low, lower, moderate, and above moderate) The county entered into agreements with the cities of American Canyon and Napa to transfer some of their regional housing needs allocation to the cities. The transfer agreements, approved by ABAG, then left the County with a remaining 142 units of very low income, 79 units of low income, 118 units of moderate income and 572 units of above moderate income units over the life of the Housing Element. In 2006, the County issued permits for 66 above moderate units and approximately five units of low to moderate income units in the unincorporated area. Through the housing agreements with the cities of American Canyon and Napa, the County has contributed more than 3.5 million dollars in 2006 for the acquisition and construction of affordable housing as detailed in #'s 1 & 2 above.

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives

1. Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program
 - **Rehabilitation:** In 2006, the Building Department created a Quick Permit process to reduce the plan check time to two weeks from the time of submittal. The Quick Permit program provides an expedited permitting process on less complex projects.
 - **Affordability:** The County contributed 1.2 million dollars to a 145 unit affordable housing project in American Canyon and 1.3 million for 30 units of low and very low income units in Napa. In addition, the County updated the affordable housing mitigation fees assessed for all new construction based on the 2005 Consumer Price Index.
 - **Special Needs:** a) Farmworker Housing – In addition to the 3 public camps, the County is reviewing past entitlements for 120 units of farm worker housing on private property to determine the status of the approved units. The County made a commitment in its Housing Element to conduct a comprehensive study of farm worker housing needs throughout the County. California Institute for Rural Studies was chosen and worked diligently throughout 2006 conducting interviews with farm workers and analyzing trends in labor demand. The analysis will provide a profile of farm workers and provide recommendations to improve farm worker housing in Napa County. The study was completed in May 2007. b) Homeless Population – the County has completed construction of a new 59-bed shelter, that opened in Spring 2006. c) Fair Housing – the County contributes to the local non-profit entity Fair Housing Napa Valley (FHNV); furthermore, it is currently reviewing a proposal to provide additional funding to that organization for the extensive work it does in the unincorporated area of Napa County. The mission of FHNV is to investigate and mediate housing discrimination complaints, with a secondary focus on education and counseling. They mediate disputes between landlords and tenants, and administer local mobile home park ordinances.

- **Housing Development:** In 2006, four of the fourteen parcels designated in the Housing Element as suitable for affordable housing have been considered for higher density housing utilizing the Affordable Housing Combination District (AHCD). Two parcels in Angwin are currently being designed for a variety of housing types as part of a master plan of development with the property owner, Pacific Union College. The college has long had to desire to provide housing for their employees as well as for the staff at St. Helena Hospital in neighboring Deer Park. County staff have been meeting with the project proponents to ensure the required level of affordability is achieved. Two other parcels, one in Spanish Flat and one in Napa, have owners who expressed desire to either sell their parcel to an affordable housing provider or develop the parcel themselves, thus providing viable opportunities for additional housing in the unincorporated areas of the county.
 - **Government Constraints:** Napa County continues to assist property owners with potential development projects in the unincorporated areas as they look to service providers for sewer and water connections. County staff has approached Napa Water District, Napa Sanitation Department and LAFCO on behalf of interested parties to help work through the process of getting services extended to designated parcels.
 - **Energy and Water Conservation:** The Planning Department has seen an increase in applications for solar panel installation and modified regulations to simplify the process to obtain building permits for solar installations by amending the zoning code to allow the installation of solar panels as a ministerial act even on parcels with slopes in excess of 30% and by reducing fees for solar panel permits. County staff are actively participating with a group of local business leaders to create sustainability standards for new development in Napa County.
2. Assess effectiveness of actions and outcomes: Through the Housing Agreements with the cities of Napa and American Canyon, the County continues to work cooperatively to locate additional lands suitable for affordable housing development. Development plans take time to coordinate and while the County has provided hours of staff support to potential developers, none of the potential projects in the unincorporated areas of Napa County have broken ground in 2006.

Beginning in 2005 and continuing on through 2006, the County has been engaged in a comprehensive General Plan Update. The draft General Plan continues to reinforce the long standing land use goal of protecting the County's valuable agricultural resources by focusing growth into the urbanized areas, but acknowledges the need to provide housing for all economic segments of the population. Several locations have been suggested as sites suitable for housing with adequate services and close to existing urban centers.

C. Progress toward mitigating governmental constraints identified in the housing element.
 Governmental constraints are covered in sections 1 and 2 above.